



RENOVATED TO A HIGH STANDARD

UNDER FLOOR HEATING IN BATHROOMS AND KITCHEN

WELL MAINTAINED THROUGHOUT

PRIME LOCATION

SHORT WALK TO SHOPS AND LOCAL TRANSPORT

3 BATHROOMS

DRIVEWAY PARKING

EXTENDED AT REAR & LOFT



Guide price £450,000

GUIDE PRICE £450,000 to £475,000

Ideal Locations are delighted to offer for sale this beautiful 3 bed terraced house on Saxon Road just off Ilford Lane.

The property boasts a reception room, large lounge/diner and shower room downstairs, 2 large bedrooms and family bathroom on the first floor and a generous 3rd bedroom and on suite shower room in the loft.

The property has been renovated to a very high standard and well maintained throughout.

All 3 bathrooms and the kitchen benefit from underfloor heating and have all been renovated to a very high standard.

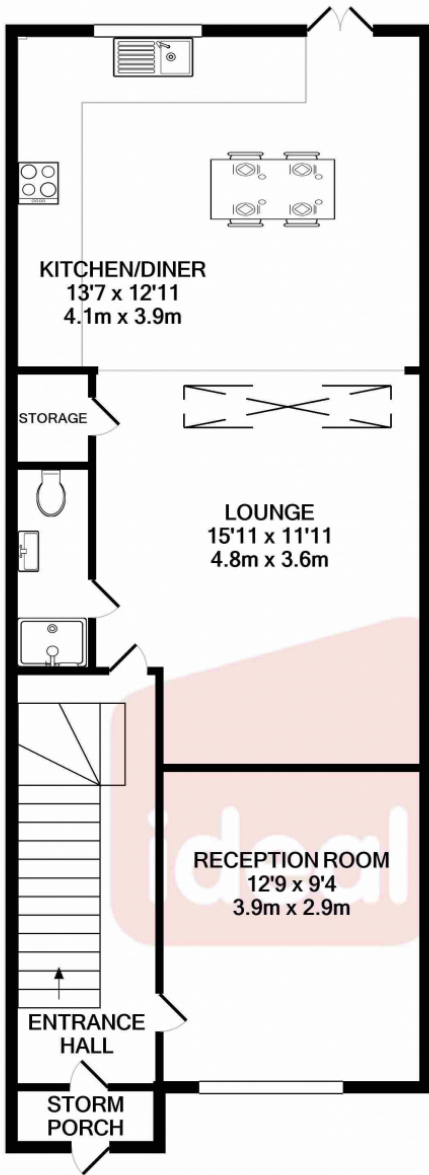
The property also benefits from off street parking and good size garden to the rear.

With the property only a short walk from all local shops and supermarkets and both Ilford and Barking underground stations a short walk away. This property is in a prime location for anyone needing quick access to central London and the surrounding area.

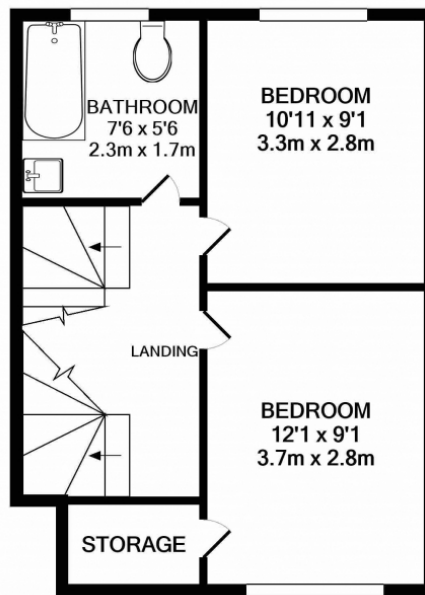
Walking distance to Loxford Polyclinic and Loxford School, Ofsted rated outstanding.

CALL NOW TO ARRANGE A VIEWING!!!!

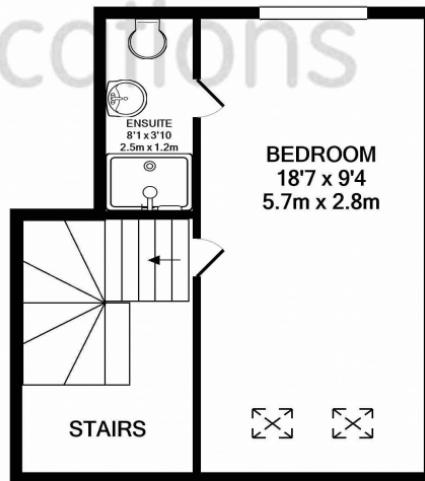
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



GROUND FLOOR
APPROX. FLOOR
AREA 712 SQ.FT.
(66.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)



LOFT
APPROX. FLOOR
AREA 281 SQ.FT.
(26.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1367 SQ.FT. (127.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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